075.0	0003	0003.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	868,700 /	868,700
					USE VALUE:	868,700 /	868,700
					ASSESSED:	868,700 /	868,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
367		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOHTADI-HAGHIGHI SHAHRUZ
Owner 2:	MOHTADI-HAGHIGHI FARJAM
Owner 3:	
Street 1:	367 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOHTADI-HAGHIGHI SHAHRUZ -
Owner 2:	-
Street 1:	367 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1991, having primarily Clapboard Exterior and 2842 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	L	
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6705.000	477,400		391,300	868,700
Total Card	0.154	477,400		391,300	868,700
Total Parcel	0.154	477,400		391,300	868,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.62 | /Parcel: 305.62

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	155584
GIS Ref	
GIS Ref	
Insp Date	02/18/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 075.0-0003-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	477,400	0	6,705.	391,300	868,700		Year end	12/23/2021
2021	101	FV	463,600	0	6,705.	391,300	854,900		Year End Roll	12/10/2020
2020	101	FV	463,600	0	6,705.	391,300	854,900	854,900	Year End Roll	12/18/2019
2019	101	FV	357,200	0	6,705.	391,300	748,500	748,500	Year End Roll	1/3/2019
2018	101	FV	357,200	0	6,705.	335,400	692,600	692,600	Year End Roll	12/20/2017
2017	101	FV	357,200	0	6,705.	313,100	670,300	670,300	Year End Roll	1/3/2017
2016	101	FV	357,200	0	6,705.	268,300	625,500	625,500	Year End	1/4/2016
2015	101	FV	348,700	0	6,705.	240,400	589,100	589,100	Year End Roll	12/11/2014

!6270!

PRINT

Date	Time
12/30/21	03:37:00

LAST REV

Date	Time
03/02/19	16:23:30
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOHTADI-HAGHIGH	68796-316		1/23/2017	Convenience	1	No	No		
SOUSA STEVEN	27688-492		9/19/1997		243,500	No	No		Y

USER DEFINED

Prior Id # 1:	155584
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2008	858	Wood Dec	4,000	C				
8/19/1992	383		3,000					12X20 NEW WDK

ACTIVITY INFORMATION

Date	Result	By	Name
2/18/2009	Meas/Inspect	372	PATRIOT
11/10/1999	Inspected	267	PATRIOT
10/21/1999	Mailer Sent		
10/21/1999	Measured	263	PATRIOT
11/14/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6705		Sq. Ft.	Site		0	70.	0.83	4			Med. Tr	-10					391,325						391,300	

Total AC/HA:	0.15393	Total SF/SM:	6705	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	391,325	Spl Credit		Total:	391,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1991	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.5	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.16169596
Const Adj.:	0.99495000
Adj $ / SQ:	161.816
Other Features:	92497
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558401
Depreciation:	80968
Depreciated Total:	477433

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

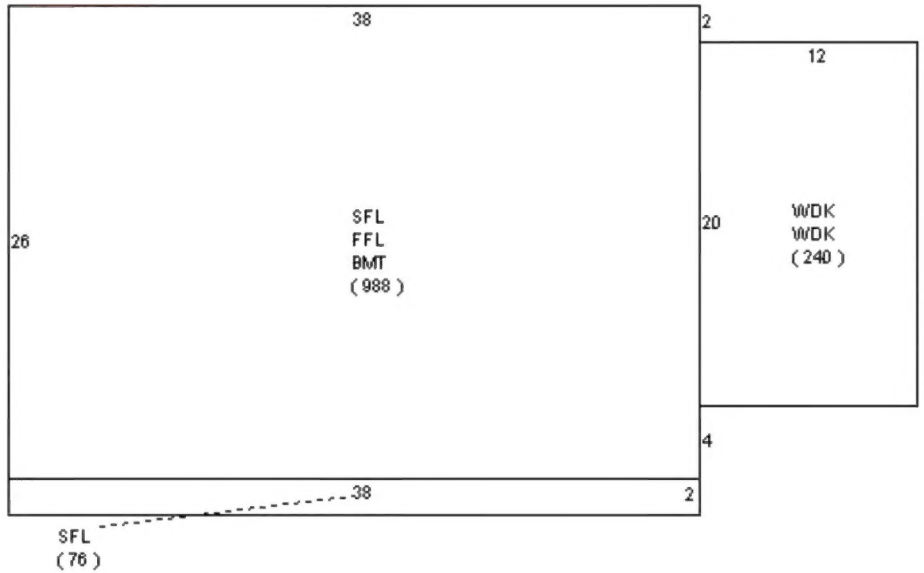
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.00
Special Features:	0	Val/Su Net:	135.63
Final Total:	477400	Val/Su SzAd	232.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,064	161.820	172,172
BMT	Basement	988	80.200	79,234
FFL	First Floor	988	161.820	159,874
WDK	Deck	480	8.040	3,860

Net Sketched Area:	3,520			Total:	415,140
Size Ad	2052	Gross Area	3520	FinArea	2842

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2008	0.00	T	8.8	101						

PARCEL ID

075.0-0003-0003.B

More:	N	Total Yard Items:		Total Special Featues:		Total:	